

BK 311 P763

7TH AVENUE TOWNHOMES A SUBDIVISION IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T1N, R3E, W. M.

CITY OF CAMAS
CLARK COUNTY, WA
ORDIN. SUB. NO. 10
DATED: DECEMBER 22, 2006

CITY MAYOR:
APPROVED AND ACCEPTED BY: *[Signature]* 3/6/15
DATE

CITY FINANCE DIRECTOR:
APPROVED BY: *[Signature]* 3/6/15
DATE

CITY COMMUNITY DEVELOPMENT DEPARTMENT:
APPROVED BY: *[Signature]* 3-6-15
DATE

CITY ENGINEER:
APPROVED BY: *[Signature]* 3-6-15
DATE

CLARK COUNTY ASSESSOR:
APPROVED BY: *[Signature]* 3/13/15
DATE

CLARK COUNTY AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 15th DAY OF March 2015
[Signature]
AUDITOR'S FILE NUMBER: 5154538 BK 311 P763

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE RETURN FROM THE
FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF.
[Signature] 1/1/15
STEPHEN C. HALE, PLS # 30330 DATE

PIVOTAL
1101 SE Tech Center Drive
Suite 185
Vancouver, WA 98683
ph: (360) 882-4268
fax: (360) 882-4266

NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TAX PARCELS 085169-000, 085136-000, AND 085140-000 AT THE REQUEST OF THE OWNER DOUGLAS F. CAMPBELL. THIS PLATTING
IS TO ESTABLISH A 12-LOT TOWNHOME SUBDIVISION AS APPROVED IN CITY OF CAMAS FINAL
ORDER NUMBER SUB #00-10, DATED DECEMBER 22, 2006. THE BOUNDARY LINES ARE
ESTABLISHED PER DEEDS AS COMMENCING FROM THE FOUND NE CORNER OF THE
QUARTER OF SECTION 10 AND ALONG THE NORTH LINE OF SAID SE QUARTER AS SHOWN
HEREON. ADDITIONAL BOUNDARIES HAVING BEEN RECORDED QUICK CLAIM DEEDS
(BOUNDARY LINE ADJUSTMENTS) AS NOTED HEREON. THE PLATTED BOUNDARY AREA =
34,962 SQ. FT.

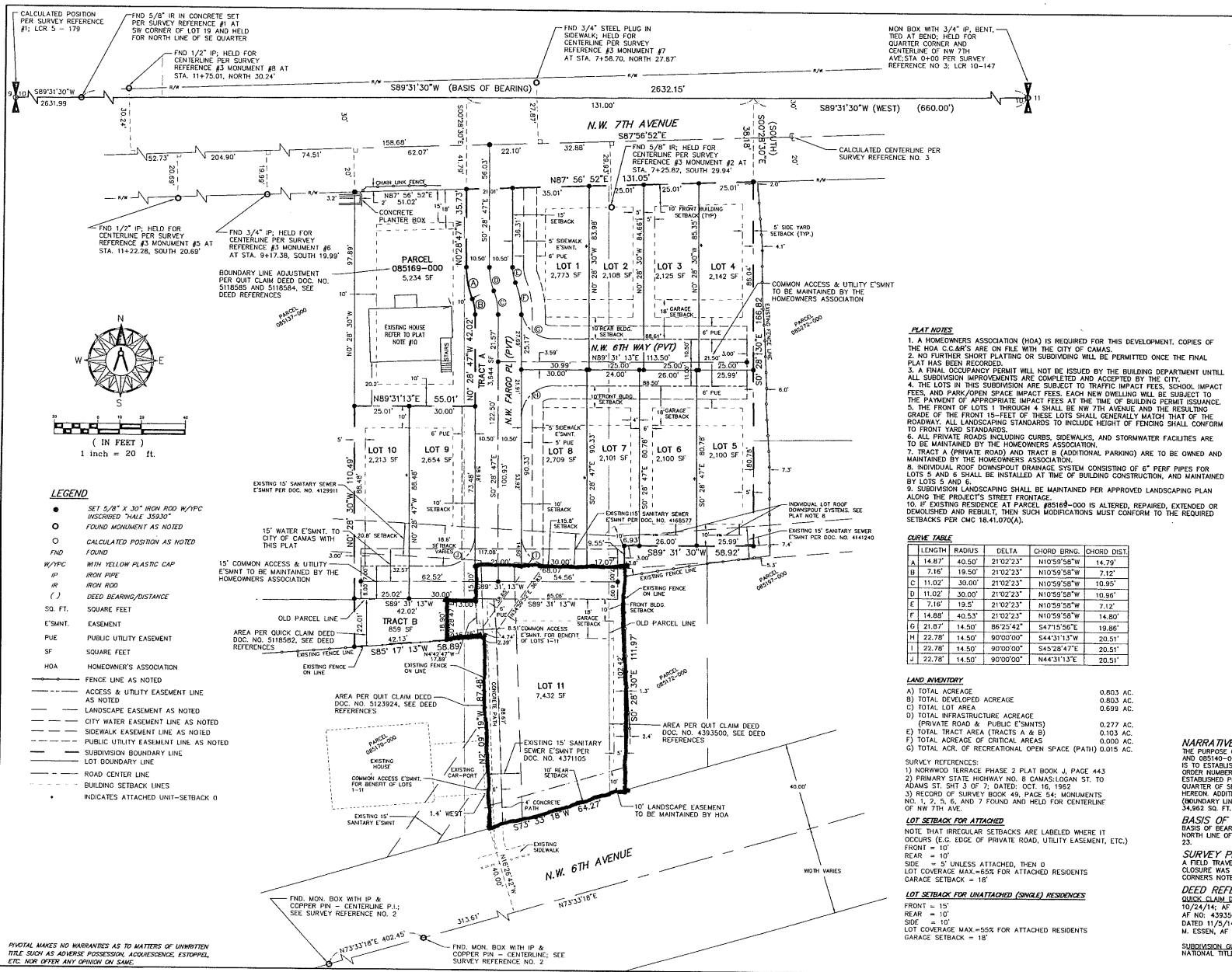
BASIS OF BEARING
BASIS OF BEARING IS PER THE FOUND AND HELD MONUMENTS AS SHOWN HEREON FOR THE
NORTH LINE OF THE SE QUARTER OF SECTION 10 PER RECORD OF SURVEY BOOK 44, PAGE
23.

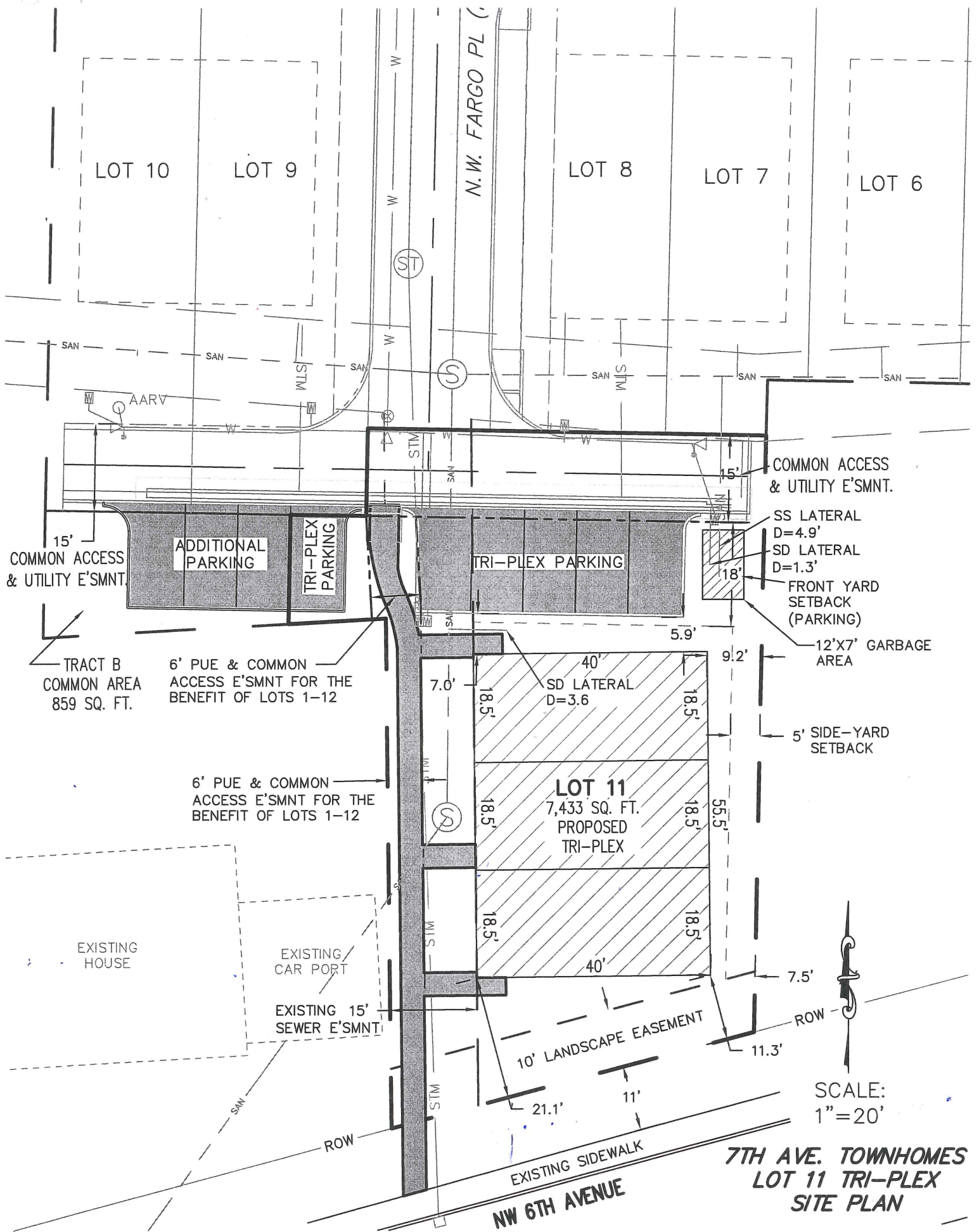
SURVEY PROCEDURE
A FIELD TRAVERSE WAS PERFORMED USING A TRIMBLE S6 ROBOTIC TOTAL STATION. THE
CLOSURE WAS EQUAL TO OR EXCEEDED THE REQUIREMENTS OF WAC 33-130-090. ALL
CORNERS NOTED AS FOUND WERE VISITED IN JANUARY 2014.

DEED REFERENCES
QUICK CLAIM DEEDS, GRANTEE - DOUGLASS F. CAMPBELL, AF NO: 5117230 DATED
10/24/14; AF NO: 4393500, DATED 11/07/07; AF NO: 0589234, DATED 04/07/08;
AF NO: 4393500, DATED 11/7/07; AF NO: 5118581, DATED 11/2/14; AF NO: 5118584,
DATED 11/5/14; AF NO: 5118582, DATED 10/24/14; GRANTEE - DONALD I. & CANDIE
M. ESSEN, AF NO: 5123924, DATED 11/26/14.

SUBDIVISION GUARANTEE/CERTIFICATE NUMBER 612626271, ISSUED BY: FIDELITY
NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: JUNE 20, 2014 AT 8:00 AM.

SHEET 1 OF 1





NW 7TH AVENUE

PARCEL
85169-000

EXISTING HOUSE
TO REMAIN

LOT 1

LOT 2

LOT 3

LOT 4

N.W. 6TH WAY (PVT)

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

N.W. FARGO PL (PVT)

15'
COMMON ACCESS
& UTILITY E'SMNT.

ADDITIONAL
PARKING

TRI-PLEX
PARKING

TRI-PLEX PARKING

COMMON ACCESS
& UTILITY E'SMNT.

SS LATERAL
D=4.9'

SD LATERAL
D=1.3'

18'
FRONT YARD
SETBACK
(PARKING)

12'X7' GARBAGE
AREA

5' SIDE-YARD
SETBACK

TRACT B
COMMON AREA
859 SQ. FT.

6' PUE & COMMON
ACCESS E'SMNT FOR THE
BENEFIT OF LOTS 1-12

6' PUE & COMMON
ACCESS E'SMNT FOR THE
BENEFIT OF LOTS 1-12

EXISTING
HOUSE

EXISTING
CAR PORT

EXISTING 15'
SEWER E'SMNT

LOT 11
7,433 SQ. FT.
PROPOSED
TRI-PLEX

10' LANDSCAPE EASEMENT

SCALE:
1"=20'

7TH AVE. TOWNHOMES
LOT 11 TRI-PLEX
SITE PLAN

EXISTING SIDEWALK
NW 6TH AVENUE



NOTES

UTILITIES

OWNER IS RESPONSIBLE TO LOCATE PROPERTY LINES. OWNER IS RESPONSIBLE TO LOCATE ANY WATER, ELECTRIC, AND SEWER LINES NOT LOCATED BY PUBLIC LOCATING SERVICE. CONTRACTOR IS RESPONSIBLE TO HAVE PUBLIC UTILITIES LOCATED.

PLANTING

WHENEVER POSSIBLE, ALL PLANTING AREAS SHALL BE MOUNDED 2"-12" ABOVE GRADE. PLACEMENT OF ALL PLANTS MUST BE FIELD ADJUSTED FOR GROWTH AND AESTHETICS. PLANTING PROCEDURES: DIG PLANTING HOLES A MINIMUM OF 3'x3' 50% (BY VOLUME) + NATIVE SOIL AS BACK FILL. INCORPORATE ORGANIC OR TIME RELEASED FERTILIZER ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CROWN OF PLANT SHALL BE PLACED 2"-6" ABOVE GRADE WITH SOIL GRADED TO COVER SIDES OF ROOT BALL. COMMERCIAL GRADE WEED BARRIER (WOVEN SYNTHETIC RECOMMENDED) TO BE INSTALLED AFTER PLANTING AND BEFORE BARK. TOP DRESS PLANTING AREAS WITH 2"-3" HEMLOCK, COMPOST OR AGED BARK.

HARD SURFACES

CONCRETE, RETAINING WALLS, PAVERS AND FLAGSTONE SHALL BE INSTALLED ACCORDING TO INDUSTRY STANDARDS (ICPI AND NCMA). OWNER SHALL APPROVE STYLE AND COLOR BEFORE WORK IS STARTED. A MINIMUM OF 4" COMPACTED CRUSHED GRAVEL SHALL BE USED FOR BASE OF PAVERS AND RETAINING WALLS OR 3" CONCRETE RAY SLAB FOR MORTARED FLAGSTONE.

QUANTITIES

CONTRACTOR IS RESPONSIBLE TO PROVIDE, INSTALL AND GUARANTEE ALL NECESSARY MATERIALS. QUANTITIES SHOWN ON PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR MUST CALCULATE MATERIAL TAKE OFF BASED ON SITE CONDITIONS.

GRADING

GRADING SHALL BE DONE TO MAXIMIZE AS MUCH USABLE SPACE AS POSSIBLE. GRADE MUST ASSURE A MINIMUM FALL OF 3% AWAY FROM FOUNDATION AND 3%-5% AS A USABLE STANDARD.

DRAINAGE

CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DRAINAGE IN AREA WHERE LANDSCAPING IS COMPLETED. HARD SURFACES SHALL BE CONSTRUCTED IN A MANNER WHERE THERE IS NO STANDING WATER.

IRRIGATION

IRRIGATION SYSTEM SHALL BE INSTALLED TO ADEQUATELY WATER ALL PLANTINGS. APPROVED BACKFLOW DEVICE MUST BE INSTALLED AT POINT OF CONNECTION. PROVISION TO BLOW OUT MAINLINE FOR WINTER MAINTENANCE SHALL BE PROVIDED AFTER BACKFLOW DEVICE. PLANTS SHALL BE IRRIGATED WITH DRIP IRRIGATION ACCORDING TO DRIP EMITTER SCHEDULE. DRIP EMITTERS SHALL BE PROPERLY SEATED IN 1/2" POLY TUBING CONNECTED TO VALVE. OWNER OR OWNER'S AGENT SHALL BE RESPONSIBLE TO MONITOR IRRIGATION FOR PROPER WATERING.

WARRANTY

CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIALS FOR A PERIOD OF ONE YEAR FROM ACCEPTED COMPLETION OF WORK.

LIABILITY

OWNER/ CONTRACTOR SHALL HOLD HARMLESS AMERICA THE BEAUTIFUL LANDSCAPE DESIGN FOR ANY OVERRUNS, DELAYS, DAMAGES, ERRORS OR OMISSIONS.

PLANT LEGEND

SYMBOL	QTY	KEY	COMMON	BOTANICAL	SIZE	SPACING
A	9	A	MARDI GRAS ABELIA	ABELIA x 'MARDI GRAS'	1 GALLON	5'
AA	13	AA	DAVID VIBURNUM	VIBURNUM DAVIDII	1 GALLON	5'
AB	11	AB	VAREGATED PERIWINKLE	VINCA MINOR VERIGATA	1 GALLON	5'
B	5	B	VINE MAPLE	ACER CIRCINATUM	5'-6'	15'
C	4	C	PAPERBARK MAPLE	ACER GRISEUM	1 1/2" CAL	20'
D	11	D	MASSACHUSETTS BEARBERRY	ARCTOSTAPHYLOS UVA-URSI MASSACHUSETTS	1 GALLON	4'
E	6	E	DWARF RED JAPANESE BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'	5 GALLON	5"
F	7	F	GREEN ARROW WEeping CEDAR	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW'	6'-7'	10'
G	11	G	PURPLE ROCK ROSE	CISTUS PURPUREA	5 GALLON	5'
H	10	H	BRILLIANT ROCK ROSE	CISTUS x 'BRILLIANT'	1 GALLON	3'
I	4	I	DOGWOOD	CORNUS KOUSA 'SATOMI'	1 1/2" CAL	20'
J	7	J	DWARF JAPANESE GARDEN JUNIPER	DWARF JAPANESE GARDEN JUNIPER JUNIPERUS PROCUMBENS 'NANA'	1 GALLON	5'
K	26	K	HEATHER 'DECEMBER RED'	ERICA CARNEA 'DECEMBER RED'	1 GALLON	5'
L	4	L	BURNING BUSH	EUONYMUS ALATA 'COMPACTA'	1 GALLON	5'
M	6	M	CHINESE JUNIPER	JUNIPERUS CHINENSIS 'GOLD COAST'	1 GALLON	3'
N	20	N	BLUE HARBOR JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	1 GALLON	3'
O	20	O	COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'	1 GALLON	4'
P	10	P	HEAVENLY BAMBOO	NANDINA DOMESTICA 'MOON BAY'	1 GALLON	3'
Q	6	Q	HEAVENLY BAMBOO	NANDINA DOMESTICA 'MOYERS RED'	1 GALLON	4'
R	18	R	FOUNTAIN GRASS	PENNISETUM ORIENTALE	1 GALLON	4'
S	1	S	WEeping WHITE SPRUCE	PICEA GLAUCA 'PENDULA'	1 GALLON	10'
T	19	T	SWORD FERN	POLYSTICHUM MINUTUM	1 GALLON	5'
U	14	U	RED ACE POTENTILLA	POTENTILLA FRUTICOSA 'RED ACE'	1 GALLON	3'
V	16	V	SUNSET POTENTILLA	POTENTILLA FRUTICOSA 'SUNSET'	1 GALLON	3'
W	3	W	FLOWERING CHERRY	PRUNUS SERRULATA 'KWANZAN'	1 1/2" CAL	20'
X	3	X	CAPITAL PEAR	PYRUS CALLERYANA 'CAPITAL'	1 1/2" CAL	12'
Y	13	Y	EMERALD ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD'	6'-7'	3'
Z	6	Z	GREEN GIANT ARBORVITAE	THUJA PLICATA x STANDISHII 'GREEN GIANT'	6'-7'	10'

7TH AVENUE TOWNHOMES (LOT #1-#13)
DOUG CAMPBELL, CRG, INC.
REAL ESTATE DEVELOPMENT, PLANNING AND INVESTMENT
5440 SW WESTGATE DRIVE, SUITE 370
PORTLAND, OREGON 97221
WORK: 503-715-3120
HOME OFFICE: 503-229-4449
CELL: 503-539-9994

America The Beautiful
Landscape Design

JEFF@AMERICATHEBEAUTIFULLANDSCAPING.COM 360-828-8597
TURNING ORDINARY YARDS INTO EXTRAORDINARY GARDENS

PAGE 1 OF 1

LANDSCAPE PLAN
L-12.2
SCALE 1"=40'
1-12-2015